

TRANSFER
TAX
PAID

Doc # 2004038074
Book 8232 Page 0073

44-131
#02025

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, WILLIAM J. HAGERTY and ROSEMARIE HAGERTY, both of Hinckley, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **TLC PROPERTIES, LLC**, a foreign Limited Liability Company whose mailing address is c/o Timothy Connelly and Laurie Connelly, 45 Riva Ridge, Vassalboro, Maine 04989

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **TLC PROPERTIES, LLC**, its heirs and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

A certain lot or parcel of land, together with any buildings thereon, situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:


Northerly by Spring Street, or the south line thereof; westerly by Elm Street, or the east line thereof; southerly by the Newhall Place; easterly by land now or formerly of Frances C. Spencer.

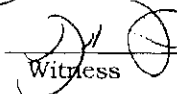
Excepting and reserving a parcel of land conveyed to the City of Waterville by Quitclaim Deed dated March 10, 1967 and recorded in the Kennebec Registry of Deeds Book 1452 Page 463, from Joseph George Albert Guite.

Being the same premises conveyed to the herein Grantors by Warranty Deed of Joseph George Albert Guite dated March 9, 1972 and recorded in the Kennebec County Registry of Deeds at Book 1575, Page 680.

IN WITNESS WHEREOF, WE, the said **WILLIAM J. HAGERTY** and **ROSEMARIE HAGERTY**, have hereunto set our hands and seals this 7th day of December, 2004.

Signed, Sealed and Delivered
in the presence of:


Witness


Witness


WILLIAM J. HAGERTY


ROSEMARIE HAGERTY

Q B W L

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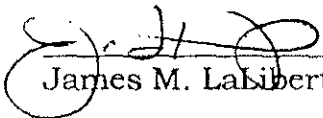
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

December 7, 2004

Personally appeared the above named **WILLIAM J. HAGERTY and ROSEMARIE HAGERTY** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


James M. LaLiberty, Attorney-at-Law

Received Kennebec SS.
12/08/2004 8:22AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS